

SPECIAL WARRANTY DEED AND ASSIGNMENT

Hunsinger Development Corporation, Inc. ("Grantor"), whose address is 4406 College Park Court, Colorado Springs, CO 80918, for the consideration of \$10.00, in hand paid, hereby sells and conveys to the Hunsinger Homeowners' Association, whose address is 4406 College Park Court, Colorado Springs, CO 80918, the following real property in the County El Paso, Colorado:

the water right and right and title to 449 acre-feet of ground water in the nontributary Laramie-Fox Hills aquifer as represented in and subject to, and underlying the land described in Case No. 16CW3088, District Court, Water Division No. 2 recorded in the El Paso County real property records at Reception Number 217139698,

together with all appurtenances and warrants title against all persons claiming under Grantor.

Grantor hereby assigns to the Hunsinger Homeowners' Association all rights and obligations for administration and replacement of post-pumping depletions from the wells described in and pursuant to the plan for augmentation approved in the Findings of Fact, Conclusions of Law, Judgment and Decree entered in Case No. 16CW3088 on November 1, 2017 and recorded in the El Paso County real property records at Reception Number 217139698, as such may be amended, for the purpose of exercising all rights and performing all obligations of the Association provided for in the Declaration of Restrictive Covenants for the Hunsinger Subdivision as recorded in the El Paso County real property records, as such may be amended.

The water rights conveyed herein shall be used exclusively for augmentation of water uses at the Hunsinger Subdivision, specifically for replacing post-pumping depletions, and are appurtenant to the real property described herein. Title to these water rights shall not be separated from title to said real property and may not be separately sold, bartered, liened, or encumbered.

Signed this 9th day of September 2019.

Hunsinger Development Corporation,
Inc.

By:  _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this 9th day of
September 2019 by STEVEN GARY HUNSINGER as President of Hunsinger
Development Corporation, Inc.

Witness my hand and official seal.

My commission expires: 4/20/2023

SAMUEL WOLDRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154015825
MY COMMISSION EXPIRES APRIL 20, 2023

